

File No.: 04-1000-20-2018-157

March 19, 2018

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of March 16, 2018 for:

In regards to 1955 Haro Street, a copy of the written reply sent by the Property Manager Nicole Chan, to City Inspector Rob Waite in response to the City Order to resolve the insufficient hot water issue in the building, from March 7 - 12, 2018. Refers to Case #10875505.

All responsive records are attached. Some information in the records has been severed, (blacked out), under s. 22(1) of the Act. You can read or download this section here: http://www.bclaws.ca/EPLibraries/bclaws_new/document/ID/freeside/96165_00

Under section 52 of the Act you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your request. The Act allows you 30 business days from the date you receive this notice to request a review by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number assigned to your request (#04-1000-20-2018-157); 2) a copy of this letter; 3) a copy of your original request for information sent to the City of Vancouver; and 4) detailed reasons or grounds on which you are seeking the review.

Please do not hesitate to contact the Freedom of Information Office at foi@vancouver.ca if you have any questions.

Yours truly,



Barbara J. Van Fraassen, BA
Director, Access to Information & Privacy

Barbara.vanfraassen@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4
Phone: 604.873.7999
Fax: 604.873.7419

Encl.

:ag

From: "Nicole Chan" ^{s.22(1)}
To: "Waite, Rob" <rob.waite@vancouver.ca>
Date: 3/8/2018 4:03:30 PM
Subject: Correction Order (REF# CF-2018-002051)
Attachments: Haro Hot Water Temp Increase Letter.pdf
^{s.22(1)} Haro-CityOfVancOrder.pdf

Hi Rob,

As required on your Correction Order (Ref# CF-2018-0020551) dated February 27, 2018, our contractor Europa Plumbing and Heating has increased the hot water temperature at 1955 Haro St, Vancouver on March 05, 2018. Please see the attached for your record and we trust the deficiency noted has been corrected.

Thank you and please feel free to contact me if you have any questions.

Best Regards,

Nicole Chan
Property Management
Assistant
D | 604.523.5275
T | 604.540.9525 [279]
F | 604.523.7438

MASON INVESTMENTS LTD. 1655 DERWENT WAY, ANNACIS ISLAND, DELTA, BC V3M 6K8 CANADA

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS E-MAIL

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March 5th 2018

To Whom it may Concern,

The hot water boilers have been turned up to deliver hotter water to the storage tanks.

If this proves to be insufficient we will keep adjusting it until we have reached the required temperature .

The building Mgr. will monitor the storage tanks daily at different times , when in peak use and when at low use .

We will continue to monitor until the required temperature is achieved.

Europa Plumbing and Heating Ltd.



Russell Hewitt(Mgr.)

s. 22(1)

Parvkiew Terrace 1955 Haro St.



Robert Arseneau(Mgr.)

604-620-9124

REGISTERED AND REGULAR MAIL

PLEASE REFER TO:
R. Waite
Property Use Inspector
at 604.673.8275
rob.waite@vancouver.ca
CF-2018-002051

ORDER

February 27, 2018

Mason Investments Ltd.
1100 One Bental Centre
505 Burrard Street - Box 11
Vancouver BC
V7X 1M5

COPY

Dear Sir/Madam:

RE: 1955 Haro Street - Unit **s.22(1)**

On February 16, 2018 and on February 19, 2018, our inspection services carried out inspections in **s.22(1)** of your building at the above location and reported that the hot water temperature is not in compliance with Section 16.1(2) of the Standards of Maintenance (SofM) By-law, which states:

16.1 (2) *Every hand basin and bathtub, shower and sink shall have an adequate supply of hot and cold running water and every water closet shall have an adequate supply of running water. Hot water shall be supplied at a minimum temperature of 120EF (49EC) and a maximum of 140EF (60EC).*

The following temperature readings were measured and reported on February 16, 2018:

- Room **s.22(1)** bathroom sink faucet - hot water tap 37.2°C.
Violation of SofM By-law Section 16.1(2)
- Room **s.22(1)** bathtub - hot water tap 38.2°C.
Violation of SofM By-law Section 16.1(2)

The following temperature readings were measured and reported on February 19, 2018:

- Room **s.22(1)** kitchen faucet - hot water tap 40.5°C.
Violation of SofM By-law Section 16.1(2)
- Room **s.22(1)** bathroom sink faucet - hot water tap 39.1°C.
Violation of SofM By-law Section 16.1(2)

RECEIVED MAR 8 1 2018

Therefore, in accordance with Subsection 23.2 of the Standards of Maintenance By-law, you are ordered to:

1. Correct the deficiencies detailed above,

ON OR BEFORE MARCH 6th, 2018.

FAILURE TO COMPLY WITH THIS ORDER WILL RESULT IN THE MATTER BEING REFERRED TO THE CITY PROSECUTOR FOR THE LAYING OF CHARGES AND WILL NOT ABSOLVE YOU FROM COMPLYING

If you have any questions, please contact R. Waite, Property Use Inspector, at 604.673.8275 or via email to rob.waite@vancouver.ca.

Yours truly,



P. Ryan, M. Sc., P. Eng.
Chief Building Official and
Director, Building Code and Policy

RW/dlb

Copy: Mason Investments Ltd.
Annacis Island
✓ 1655 Derwent Way
Delta BC
V3M 6K8

s.22(1) [REDACTED]
s.22(1) 1955 Haro Street
Vancouver BC
V6G 1J1